

**MATHER  
JAMIE**  
01509 233433

**17 Charnwood Business Park  
North Road  
Loughborough  
LE11 1LE**

**TO LET**  
**£30,000 pax**



**Industrial Unit**

**322.43 sq m (3,471 sq ft)**

# 17 Charnwood Business Park, North Road, Loughborough, Leics, LE11 1LE

## DESCRIPTION

Steel portal frame warehouse with brick and block walls and profile sheet cladding above, beneath a double skin pitched profile sheet roof and translucent light panels. The property benefits from an overhead loading door, solid concrete flooring, LED lighting and internal clearance to underside of haunch 6 meters.

Internally the building is open span warehouse with a small office and WC block by the main pedestrian entrance.

Externally the property benefits from 6 car parking spaces.

## ACCOMMODATION

Total GIA	322.43 sq m	(3,471 sq ft)
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## TENURE

The property is available by way of a new lease on terms to be agreed.

## RENT

**£30,000 (thirty thousand pounds)** per annum exclusive.

## VAT

VAT will be charged on the rent.





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## SERVICE CHARGE

There is a site-wide service charge to cover common areas. The approximate yearly amount payable is £500 plus VAT.

## BUSINESS RATES

Local Authority: Charnwood  
Period: 2024/2025  
Rateable Value: £24,000

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 107 within Band E. The EPC is valid until 19 November 2027.

## PLANNING

We understand the premises have permitted planning consent under Class E (light industrial), B2 and B8 of the Town and Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries of the local planning authority.



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## LOCATION

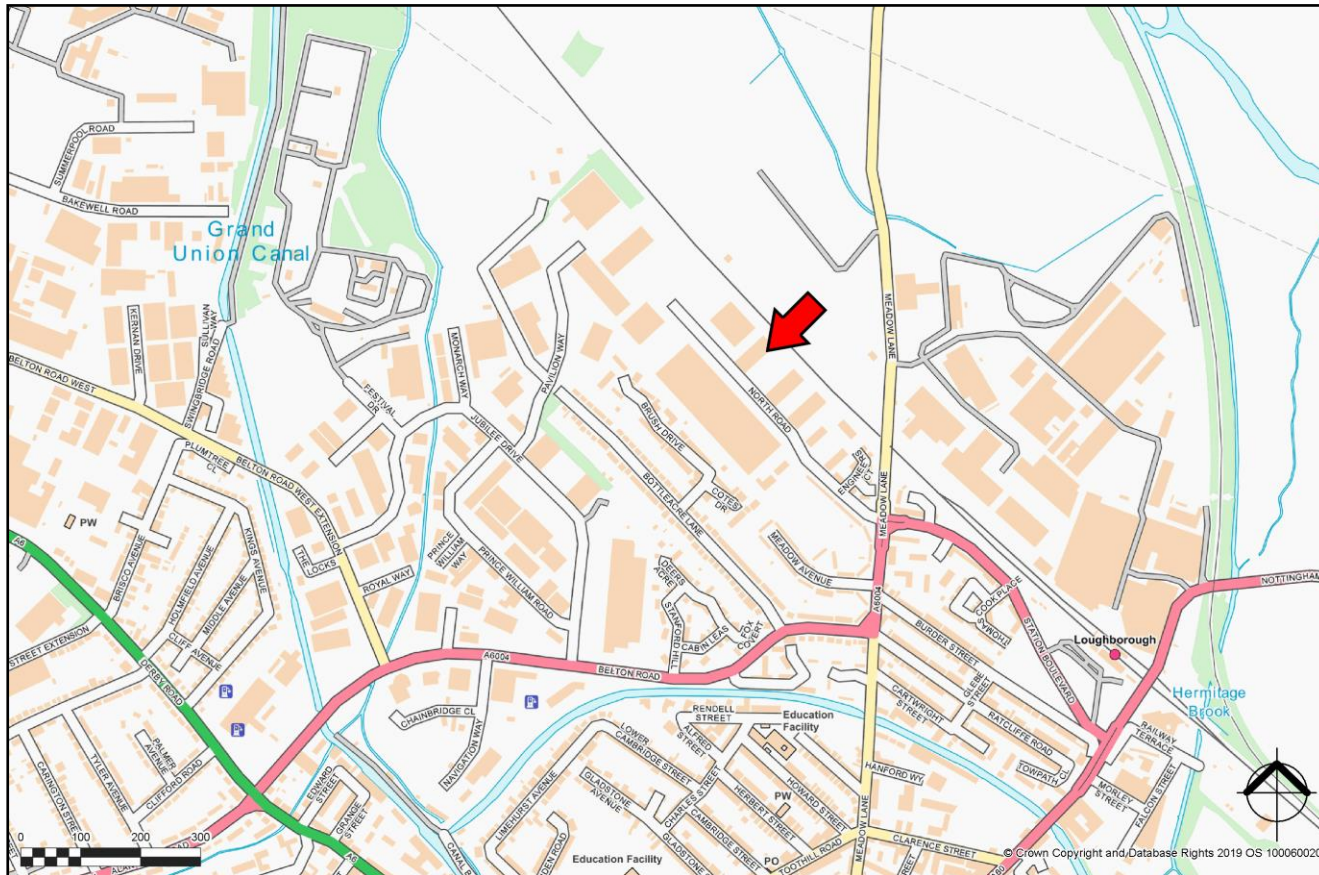
The property is located on the Charnwood Business Park, to the east of Loughborough town centre off Meadow Lane, providing good communications to the east to Nottingham and via Junctions 23 and 24 of the M1 motorway to the remainder of the East Midlands.

Other occupiers on the estate include Haydale Composite Solutions, Pochin Bathrooms & Kitchens and Merlin Tools.



**what3words:**

///chemistry.photo.crest



## **CONTACT:**

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### **IMPORTANT INFORMATION**

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given

Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies

We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations